

CLASS E OPPORTUNITY

# Unit 22, Star City, Birmingham

B7 5SA



**Savills London**

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[savills.co.uk](http://savills.co.uk)



# Location

Star City is accessed predominately by car via the B4137 leading off the M6 and A38(M). There is a bus terminus on site which provides additional access.

The scheme is anchored by one of Europe’s largest **VUE** cinemas with 25 screens including 3 Gold Class Screens, a 28 Lane **Tenpin** and a recent addition of **K1 Speed** which is due to open in 2025. Other large leisure operators include **Gravity**, **Jungle Rumble mini golf**, **Gravity High Ropes** and a **Goals** 5 a side football venue with ten pitches along with a number of other smaller box leisure operators.

The scheme also benefits from many F&B operators such as **Costa Coffee**, **McDonalds**, **Nando’s**, **Pizza Hut**, **Taco Bell**, **Oodles N’Oodles** and **Haute Dolci**. Star City benefits from a large 2,400 space car park at the front of the scheme. The parking is free to any visitor.



£1.2 billion total leisure services spend (secondary catchment)



£4.8 billion total retail and leisure goods spend (secondary catchment)



32% of Birmingham’s population is aged under 25



Higher than UK average retail spend on :  
Cinemas 4% (UK = 3.7%)  
Live entertainment 2% (UK = 1.9%)



5.6% population growth forecasted 2020-2030



30-minute catchment population of 2.6 million

## Viewing & further information

Strictly by prior arrangement only with:

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## Accommodation

The unit sits on the first floor arranged over ground floor only and has the following approximate gross internal areas:

|               |                    |                 |
|---------------|--------------------|-----------------|
| First Floor:  | 2,800 sq ft        | 260 sq m        |
| <b>Total:</b> | <b>2,800 sq ft</b> | <b>260 sq m</b> |

## Rent

£40,000 per annum.

## Tenure

The property is available by way of a new lease, for a term to be agreed.

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Rates

Rates to be reassessed.

## Service Charge

2025 figure: £6.90 per sq ft.

*The Service Charge is not applied to the mezzanine areas.*

## EPC

The property has an EPC rating of B. Full certificate available on request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



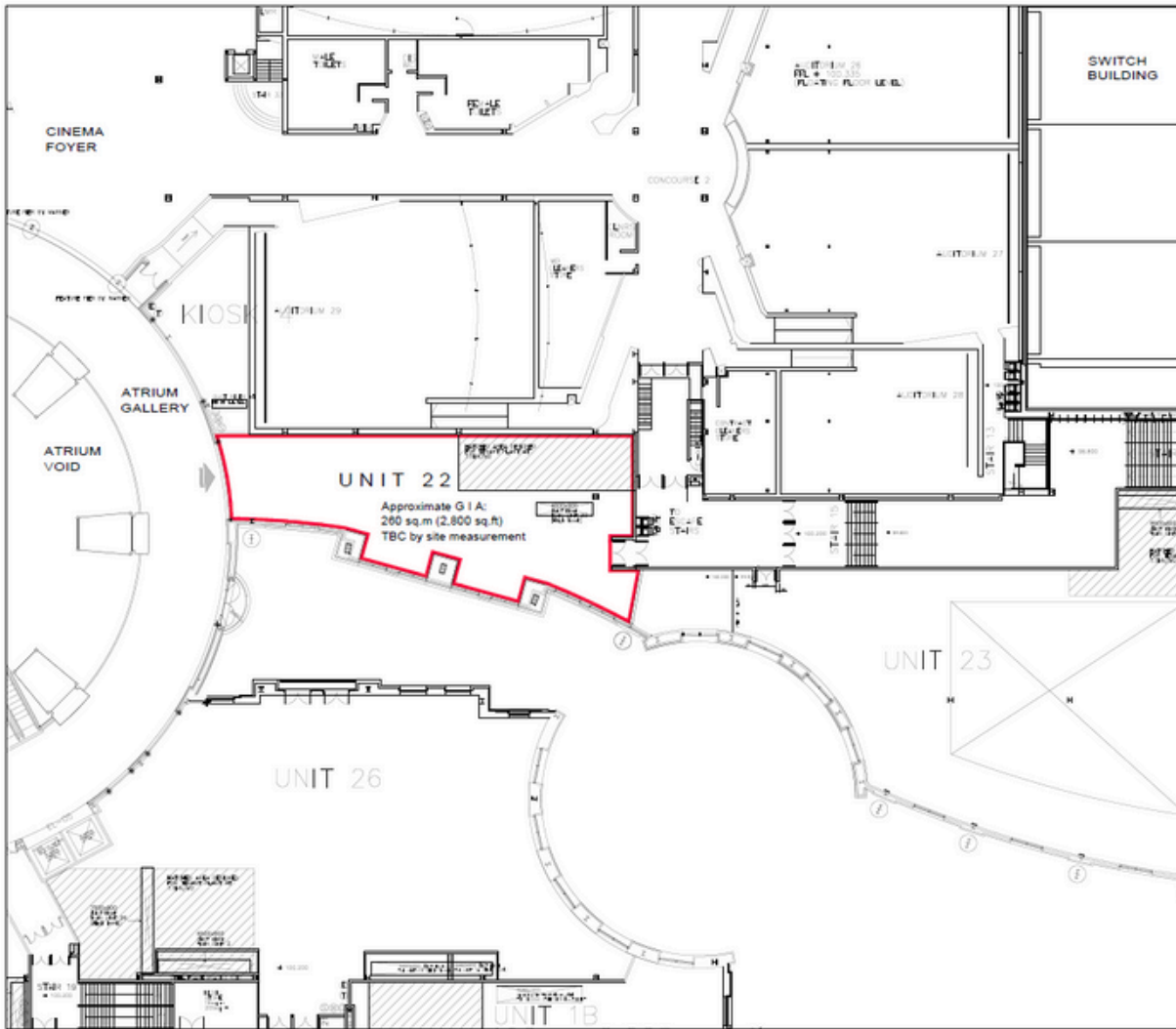
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Ground floor



First floor



UNIT TO LET

